

DISCLOSURES AND SUPERSEDING STATEMENTS

Notwithstanding any statement, declaration, or disclosure made in the UST Form 11-MOR, the disclosures and superseding statements contained herein shall control.

UST Form 11-MOR at p. 1. Consistent with the provided instructions, as used on the UST Form 11-MOR at p. 1, “Responsible Party” shall mean “the individual responsibility for *filing* the MOR with the court.” UST Form 11-MOR Instructions (06/08/2021) at p. 5 (emphasis in original). The Responsible Party’s signature on Page 1 is made solely for the limited purpose of compliance with Fed. R. Bankr. P. 9011(a).

UST FORM 11-MOR, Part 1(a). Debtor’s “Cash balance” includes Debtor’s unexhausted retainer to Vanden Bos & Chapman, LLP in the amount of \$39,697.25.

UST FORM 11-MOR, Part 1(b)-(c). Fees or other charges which are waived are netted; for example, a service fee of \$3 waived in a separate transaction in the same reporting period, is neither counted as a receipt or disbursement.

UST FORM 11-MOR, Part 1(e). Total assets based on Part 2(d) (“Current Assets”) plus assets listed in Schedule A/B consistent with those schedules.

UST Form 11-MOR, Part 2(k)-(m). Prepetition debts listed in Part 2(k)-(m) are listed consistent with the Summary of Assets and Liabilities for Non-Individuals (Docket #28). As further described in the Debtor’s filed Schedules, certain claims are disputed. In addition, prepetition debts will not reflect post-petition accrual of interest or other charges.

UST FORM 11-MOR, Part 4(j). Based on correspondence received from the Office of the United States Trustee, unapplied for attorney fees and costs (which are neither due (e.g. they cannot be lawfully collected absent court approval) nor payable (e.g. they cannot be lawfully paid absent court approval)) have been listed in Part 4(j). The listed figure is an estimate and is subject to both attorney and court review.

UST FORM 11-MOR, Part 4(k). As reorganization items listed in Part 4(j) are not approved or payable, see *Statement supra.*, such amounts have not been included in Part 4(k).

UST FORM 11-MOR, Part 8. Consistent with UST Form 11-MOR Instructions (06/08/2021) at p. 9, as a non-individual debtor, the Debtor has “enter[ed] zeros in all numerical fields and indicate[d] “No” for line (l) and “N/A” for line (m).”

SCHEDULE OF PAYMENTS TO INSIDERS

Recipient	Date	Amount	Account	Reason
None.				



KeyBank
P.O. Box 93885
Cleveland, OH 44101-5885

Business Banking Statement
February 28, 2023
page 1 of 2

7400

2 T 367 00000 R EM T1

RODA LLC
20407 SW BORCHERS DR
SHERWOOD OR 97140-8988

Questions or comments?

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Key Business Reward Checking [REDACTED] 7400
RODA LLC

Beginning balance 1-31-23	\$32,900.27
5 Subtractions	-24,692.85
Ending balance 2-28-23	\$8,207.42

Subtractions

Paper Checks * check missing from sequence

Check	Date	Amount	Check	Date	Amount	
147	2-3	\$10,500.00	148	2-14	625.00	
						Paper Checks Paid \$11,125.00

Withdrawals	Date	Serial #	Location	
2-1			Internet Trf To CCA XXXXXXXXXXXX1805	3720 \$12,568.49
2-6			Internet Trf To CCA XXXXXXXXXXXX1805	3720 499.36
2-16			Direct Withdrawal, Practice Ignitiobreakaway	500.00
			Total subtractions	\$24,692.85

[REDACTED] 7400 - 03720

4462



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Business Banking Statement
February 28, 2023
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[REDACTED] 4206

T 367 00000 R EM T1
RODA LLC
20407 SW BORCHERS DR
SHERWOOD OR 97140-8988

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Key Business Gold Money Market Svgs
RODA LLC

[REDACTED] 4206

Beginning balance 1-31-23	\$611.82
1 Subtraction	-611.82
Ending balance 2-28-23	\$0.00

Subtractions

Withdrawals Date	Serial #	Location	
2-24	4206	Close Account	\$611.82
		Total subtractions	\$611.82

Interest earned

Current Interest Rate	variable
Number of days this statement period	28
Interest paid year-to-date	\$0.01
Interest earned (2022)	\$0.35

[REDACTED] 4206 - 03720

4468



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Cleveland, OH 44101-5885

Business Banking Statement
February 28, 2023
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[REDACTED] 9018

T 367 00000 R EM T1

RODA LLC
DEBTOR IN POSSESSION
CASE #23-30250-THP11
20407 SW BORCHERS DR
SHERWOOD OR 97140-8988

Questions or comments?

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1-888-KEY4BIZ (1-888-539-4249)

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KeyBank Basic Business Checking [REDACTED] 9018

RODA LLC
DEBTOR IN POSSESSION
CASE #23-30250-THP11

Beginning balance 2-14-23	\$0.00
2 Additions	+7,186.28
Ending balance 2-28-23	\$7,186.28

Additions

Deposits	Date	Serial #	Source	
	2-24	4206	Transfer From Close	[REDACTED] \$611.82
	2-28		Deposit Branch 0093 Oregon	6,574.46
			Total additions	\$7,186.28

Fees and charges

Date		Quantity	Unit Charge	
2-28-23	Paper Statement Fee	1	3.00	-\$3.00
2-28-23	Service Charge Waive To Relationship Pricing	1	3.00	+3.00
	Fees and charges this period			\$0.00

[REDACTED] 9018 - 03720

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03/17/23

Accrual Basis

RODA, LLC
Profit & Loss
February 2023

Feb 23

Ordinary Income/Expense	
Income	
Rental Income	
CAM Charges/Other Fees	15,423.75
Rental Income - OIE	43,465.00
Rental Income - Tenants	10,851.25
Total Rental Income	69,740.00
Total Income	69,740.00
Gross Profit	69,740.00
Expense	
Contract Labor	625.00
Professional Fees	
CPA/Acctg fees	500.00
Legal Fees	10,500.00
Total Professional Fees	11,000.00
Utilities	
Garbage	499.36
Total Utilities	499.36
Total Expense	12,124.36
Net Ordinary Income	57,615.64
Net Income	<u>57,615.64</u>

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03/13/23

Accrual Basis

RODA, LLC
Balance Sheet
As of February 28, 2023

Feb 28, 23

ASSETS	
Current Assets	
Checking/Savings	
Key Bank - 7400	7,857.42
Key Bank - 9018 DIP	7,186.28
	<hr/>
Total Checking/Savings	15,043.70
Accounts Receivable	
Tenants Receivable	
	496,088.78
	<hr/>
Total Accounts Receivable	496,088.78
Other Current Assets	
Due from Oregon Ice	345,500.00
Undeposited Funds	96,053.92
	<hr/>
Total Other Current Assets	441,553.92
Total Current Assets	952,686.40
Fixed Assets	
Accumulated Amortization	-184,069.00
Accumulated Depreciation	-71,142.00
Building	2,506,060.00
Improvements	31,818.70
Land	3,030,440.00
	<hr/>
Total Fixed Assets	5,313,107.70
Other Assets	
Loan Fees	391,888.48
	<hr/>
Total Other Assets	391,888.48
TOTAL ASSETS	<u>6,657,682.58</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	202,636.23
	<hr/>
Total Accounts Payable	202,636.23
Other Current Liabilities	
Tenant Security Deposits Held	7,349.00
	<hr/>
Total Other Current Liabilities	7,349.00
Total Current Liabilities	209,985.23
Long Term Liabilities	
Loan Payable - PacWest Funding	5,682,000.00
Loan Payable - Roy MacMillan	1,287,950.00
	<hr/>
Total Long Term Liabilities	6,969,950.00
Total Liabilities	7,179,935.23
Equity	
Member 1 Capital Roy MacMillan	-525,598.31
Member 2 Capital - David Flores	-442,436.96
Member 3 Capital - Ann Fisher	-14,695.66
Retained Earnings	385,197.86
Net Income	75,280.42
	<hr/>
Total Equity	-522,252.65
TOTAL LIABILITIES & EQUITY	<u>6,657,682.58</u>

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03/13/23

RODA, LLC
A/R Aging Summary
As of February 28, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Generation Skate 808	0.00	1,140.00	0.00	1,140.00	2,280.00	4,560.00
Growler House	577.74	0.00	0.00	0.00	577.44	1,155.18
Industrial Sales	25.42	70.61	22.70	22.70	193.73	335.16
Northwest Skate Authorit...	2,108.71	2,137.36	2,106.87	2,106.86	4,332.98	12,792.78
Oregon Ice Entertainment	0.00	115,691.81	57,445.11	55,973.62	205,013.58	434,124.12
Sherwood Dance Academy	0.00	39.36	4,556.76	4,557.00	22,933.57	32,086.69
Skate & Skills LLC	2,206.97	2,206.97	2,206.97	2,206.97	2,206.97	11,034.85
TOTAL	4,918.84	121,286.11	66,338.41	66,007.15	237,538.27	496,088.78